

BRIEFING DETAILS

BRIEFING DATE / TIME	Thursday, 6 July 2023, 2:30pm to 3:15pm
LOCATION	MS Teams

BRIEFING MATTER(S)

PPSSCC-392 – City of Parramatta – DA/737/2022 - 32-34 Silverwater Road, Silverwater - Demolition of existing structures and construction of a mixed-use development over two levels of basement parking. The development comprises of retail premises, business/office premises; neighbourhood shops, a pub and a childcare centre with associated landscaping, drainage works and signage. The application is Nominated Integrated development pursuant to the Water Management Act 2000.

PANEL MEMBERS

IN ATTENDANCE	Abigail Goldberg (Chair), Steve Murray, David Ryan
APOLOGIES	NIL
DECLARATIONS OF INTEREST	NIL

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Denise Fernandez, Claire Stephens
APPLICANT	Chris Khoury, Raymond Raad, Hugh Thornton, Erica Marshall, Andrew Martin, Tom Steal
RSDA	Sharon Edwards, Lillian Charlesworth
DPE PDU	James Shelton

KEY ISSUES DISCUSSED

Panel and Council meeting: 2:30 – 2:50pm

The Chair introduced the Panel and Council officers and DPE PDU staff member.

- DPE PDU provided an update on the outstanding issue of response to traffic matters. PDU advised that following ongoing discussions with TfNSW and the Applicant it was proposed to lodge the revised traffic model with TfNSW today. TfNSW should respond within 21 days. No red flags foreseen at this stage.
- Council staff advised that additional information from the proponent had been received and was under review by the relevant Council departments.
- From the initial review Council identified further information being required regarding:
 - Site contamination
 - Air quality regarding the proposed childcare centre
 - FSR calculations
 - Design excellence

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- Council advised it had received the GTAs from Water NSW.

Panel, Applicant and Council meeting: 2:50 – 3:10pm

The Chair introduced the Panel and Council officers, DPE PDU staff member. The Applicant introduced their team.

- The Chair summarised the matters discussed by Council staff as outlined above.
- DPE PDU provided the update on the status of working with TfNSW and traffic matters as outlined earlier to the Panel.
- The Applicant advised, in response to summary information provided by the Chair, that they would continue to work with Council and would need the request for information from council to be able to properly understand and address any issues.
- The Applicant indicated that they anticipated that a RAP could be prepared to address the contamination matters.
- The Applicant indicated that they anticipated that a without prejudice clause 4.6 submission could be prepared to support the variation to the FSR arising from differing legal opinions in terms of the FSR calculation.
- Council staff advised that an outline of issues arising from the review of supplementary information would be ready by 21 July 2023.

Panel meeting: 3:10 – 3:30pm

Following the briefing the Panel, having regard to the deferral granted on 18 May 2023, agreed:

- Council is to inform the applicant of issues arising from the review of additional information by 21 July 2023.
- A supplementary assessment report is to be lodged with the Panel by 31 July 2023.
- The report is to highlight any unresolved jurisdictional matters, including in relation to TfNSW concurrence, FSR and contamination, and regardless of the recommendation, provide without prejudice draft conditions should the Panel be minded to grant consent. These draft conditions should address the jurisdictional matters as well as non-jurisdictional matters including design excellence and air quality.

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